

OTHER NARRATIVES

SECTION 3

Each year the U.S. Department of Housing and Urban Development provides grants to the City of St. Louis that are generally targeted to neighborhoods with the most pressing needs for housing and economic development assistance. These HUD funds can have a tremendous economic impact on the low-income areas serviced by the grants. To assist and direct grant recipients to maximize the impact of this economic assistance, HUD requires the City of St. Louis to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968 to ensure that the HUD funds provide "to the maximum extent feasible" economic opportunities to the residents of the community being served as well as the businesses that serve them.

The purpose of Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) (Section 3) is to ensure that employment and other economic opportunities generated by HUD financial assistance shall, to the greatest extent feasible and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Section 3 compliance is required for Community Development Administration expenditures of funds including the following:

- Housing rehabilitation (excluding routine maintenance, repair, and replacement)
- Housing construction
- Other public construction

The Community Development Administration has granted funds to and reports findings on the projects on the following pages.

CDA CDBG and HOME SECTION 3 PROJECTS

Project Name	Developer	Project Start Year	No. of Units and Project Type	CDA Funding Sources	Total CDA Funding	CONSTRUCTION		NON-CONSTRUCTION		SECTION 3 WORKERS	
						Award to Section 3 Businesses	No. of Section 3 Businesses	Award to Section 3 Businesses	No. of Section 3 Businesses	New Hires	Trainees
1200-1300 Clinton and 2100 North 13th Street	Habitat for Humanity	2011	12 - Residential (7 CDA-Assisted)	HOME	\$ 385,000	\$ 16,600	1	\$ -	0	0	0
2900 Indiana	Kanich Development, LLC	2010	8 - Residential (4 CDA-Assisted)	HOME	\$ 367,940	\$ -	0	\$ -	0	0	0
3520 Oregon	Neighborhood Enterprises, Inc.	2010	1 - Residential Rehab	HOME	\$ 283,405	\$ -	0	\$ -	0	0	0
3525-27 California	Millennium Restoration	2010	2 - Residential Rehab	HOME	\$ 560,735	\$ -	0	\$ -	0	0	0
3539 and 3541 Wisconsin	Paramount Property Development LLC	2012	2 - Residential Rehab	HOME	\$ 499,417	\$ 379,932	1	\$ -	0	0	0
4012 Itaska	Allman Builders	2012	1 - Residential Rehab	CDBG / NSP	\$ 161,139	\$ -	0	\$ -	0	0	0
1st Ward Scattered Site (4901 and 4917 Penrose)	UJAMAA CDC and Black Family Land Trust	2012	2 - Residential Rehab	HOME / NSP	\$ 445,373	\$ 253,888	3	\$ -	0	1	0
5562 Goodfellow	Riverview West Florissant Development Corp.	2012	3 - Residential Rehab	HOME / NSP - ST	\$ 282,997	\$ 220,475	2	\$ -	0	0	0
5501 Goodfellow	Riverview West Florissant Development Corp.	2012	4 - Residential Rehab	HOME / NSP	\$ 265,903	\$ 227,844	2	\$ -	0	0	0
5727 Pamplin	Riverview West Florissant Development Corp.	2012	6 - Residential Rehab	HOME / NSP	\$ 258,974	\$ 188,905	2	\$ -	0	0	0
835 Harlan	Riverview West Florissant Development Corp.	2012	7 - Residential Rehab	HOME / NSP	\$ 167,003	\$ 102,700	1	\$ -	0	0	0
Arlington Grove	St. Louis Housing Authority, L.P.	2010	112 - Residential Rehab	HOME / CDBG-R	\$ 925,000	\$ 126,759	2	\$ -	0	49	13
Dick Gregory Apartments	Dick Gregory Place Associates, LP	2010	40 Residential Rehab (22 CDA-Assisted)	HOME	\$ 4,063,637	\$ -	0	\$ -	0	0	0
Hyde Park South Apartments	Hyde Park South, L.P.	2011	50 - Residential Rehab	HOME / NSP	\$ 4,050,000	\$ 50,000	1	\$ -	0	1	3
North Sarah Phase I	St. Louis Housing Authority	2011	120 - New Residential	HOME / CDBG-Disaster	\$ 2,100,000	\$ 1,260,415	1	\$ -	0	64	7
North Sarah Phase II	North Sarah Phase II Ltd. Partnership	2012	103 Residential (20 CDA-Assisted)	HOME / NSP	\$ 3,152,000	\$ 283,502	4	\$ -	0	7	0

CDA CDBG and HOME SECTION 3 PROJECTS

Project Name	Developer	Project Start Year	No. of Units and Project Type	CDA Funding Sources	Total CDA Funding	CONSTRUCTION		NON-CONSTRUCTION		SECTION 3 WORKERS	
						Award to Section 3 Businesses	No. of Section 3 Businesses	Award to Section 3 Businesses	No. of Section 3 Businesses	New Hires	Trainees
Palm Place Two	Palm Place Two LLC and Hamilton Heights Neighborhood Org.	2008	3 - New Residential	HOME / NSP	\$ 913,130	\$ 179,765	1	\$ -	0	0	0
Saloma Rehab (5716 Saloma)	Riverview West Florissant Development Corp.	2010	1 - Residential Rehab	HOME	\$ 296,333	\$ -	0	\$ -	0	0	0
Southtowne Apartments	Southtowne Apartments Assoc. L.P.	2012	51 - Residential Rehab	HOME / CDBG-Disaster	\$ 3,350,000	\$ 703,741	3	\$ -	0	1	0
Tandy Park Concessions	City of St. Louis Board of Public Service	2012	1 - Public Improvement	CDBG	\$ 72,500	\$ 31,050	1	\$ -	0	0	0
UJAMAA Community Center	UJAMAA CDC and Black Family Land Trust	2009	1 - Public Improvement	CDBG	\$ 1,554,194	\$ 110,953	4	\$ -	0	0	0

Economic Opportunities for Low – and Very Low-Income Persons

U.S. Department of Housing
and Urban Development
Office of Fair Housing
And Equal Opportunity

OMB Approval No: 2529-0043
(exp. 11/30/2010)

HUD Field Office:

Section back of page for Public Reporting Burden statement

1. Recipient Name & Address: (street, city, state, zip) City of St. Louis Community Development Administration 1520 Market - Suite 2000 St. Louis, MO 63103	2. Federal Identification: (grant no.) B-12-MC-29-0006	3. Total Amount of Award: \$16,796,248
	4. Contact Person Jill Claybour	5. Phone: (Include area code) (314)657-3700
	6. Length of Grant: 1/1/2012 - 12/31/2012	7. Reporting Period: 1/1/2012 - 12/31/2012
8. Date Report Submitted: March 15, 2013	9. Program Code: (Use separate sheet for each program code) 7	10. Program Name: CDBG

Part I: Employment and Training (** Columns B, C and F are mandatory fields. Include New Hires in E &F)

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees	F Number of Section 3 Trainees
Professionals	0	0			0
Technicians	0	0			0
Office/Clerical	0	0			0
Construction by Trade (List Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Other (List)	0	0			0
Craft Workers	0	0			0
Operatives	0	0			0
Laborers	0	0			0
Service Workers	0	0			0
Total	0	0			0

* Program Codes
1 = Flexible Subsidy
2 = Section 202/811

3 = Public/Indian Housing
A = Development,
B = Operation
C = Modernization

4 = Homeless Assistance
5 = HOME
6 = HOME State Administered
7 = CDBG Entitlement

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 1,096,933
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 142,003
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	13 %
D. Total number of Section 3 businesses receiving contracts	5

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$ 3600
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0 %
D. Total number of Section 3 businesses receiving non-construction contracts	0

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other; describe below.

Public reporting for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB number.

Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

Economic Opportunities for Low – and Very Low-Income Persons

OMB Approval No: 2529-0043
(exp. 11/30/2010)

HUD Field Office:

1. Recipient Name & Address: (street, city, state, zip)	2. Federal Identification: (grant no.) M-12-MC-29-0500	3. Total Amount of Award: \$2,383,586
City of St. Louis Community Development Administration 1520 Market - Suite 2000 St. Louis, MO 63103	4. Contact Person Jill Claybour	5. Phone: (Include area code) (314)657-3700
	6. Length of Grant: 1/1/2012 - 12/31/2012	7. Reporting Period: 1/1/2012 - 12/31/2012
8. Date Report Submitted: March 15, 2013	9. Program Code: (Use separate sheet for each program code) 5	10. Program Name: HOME

A Job Category	B Number of New Hires	C Number of New Hires that are Sec. 3 Residents	D % of Aggregate Number of Staff Hours of New Hires that are Sec. 3 Residents	E % of Total Staff Hours for Section 3 Employees and Trainees	F Number of Section 3 Trainees
Professionals	0	0			0
Technicians	3	3			0
Office/Clerical	1	1			0
Construction by Trade (List Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Trade	0	0			0
Other (List)	0	0			0
Craft Workers	235	66			23
Operatives	17	5			0
Laborers	108	47			0
Service Workers	1	1			0
Total	365	123			23

8 = CDBG State Administered
9 = Other CD Programs
10 = Other Housing Programs

Part II: Contracts Awarded

1. Construction Contracts:

A. Total dollar amount of all contracts awarded on the project	\$ 10,583,012
B. Total dollar amount of contracts awarded to Section 3 businesses	\$ 3,994,526
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	38 %
D. Total number of Section 3 businesses receiving contracts	24

2. Non-Construction Contracts:

A. Total dollar amount all non-construction contracts awarded on the project/activity	\$ 50,402
B. Total dollar amount of non-construction contracts awarded to Section 3 businesses	\$ 0
C. Percentage of the total dollar amount that was awarded to Section 3 businesses	0 %
D. Total number of Section 3 businesses receiving non-construction contracts	0

Part III: Summary

Indicate the efforts made to direct the employment and other economic opportunities generated by HUD financial assistance for housing and community development programs, to the greatest extent feasible, toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. (Check all that apply.)

- ☒ Attempted to recruit low-income residents through: local advertising media, signs prominently displayed at the project site, contracts with the community organizations and public or private agencies operating within the metropolitan area (or nonmetropolitan county) in which the Section 3 covered program or project is located, or similar methods.
- ☐ Participated in a HUD program or other program which promotes the training or employment of Section 3 residents.
- ☐ Participated in a HUD program or other program which promotes the award of contracts to business concerns which meet the definition of Section 3 business concerns.
- ☐ Coordinated with Youthbuild Programs administered in the metropolitan area in which the Section 3 covered project is located.
- ☐ Other; describe below.

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Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, mandates that the Department ensures that employment and other economic opportunities generated by its housing and community development assistance programs are directed toward low- and very-low income persons, particularly those who are recipients of government assistance housing. The regulations are found at 24 CFR Part 135. The information will be used by the Department to monitor program recipients' compliance with Section 3, to assess the results of the Department's efforts to meet the statutory objectives of Section 3, to prepare reports to Congress, and by recipients as self-monitoring tool. The data is entered into a database and will be analyzed and distributed. The collection of information involves recipients receiving Federal financial assistance for housing and community development programs covered by Section 3. The information will be collected annually to assist HUD in meeting its reporting requirements under Section 808(e)(6) of the Fair Housing Act and Section 916 of the HCDA of 1992. An assurance of confidentiality is not applicable to this form. The Privacy Act of 1974 and OMB Circular A-108 are not applicable. The reporting requirements do not contain sensitive questions. Data is cumulative; personal identifying information is not included.

MBE/WBE PARTICIPATION

The Mayor and the City of St. Louis are committed and determined to meet MBE/WBE participation goals by utilizing affirmative actions appropriate for size, type and scope of contract. As part of that ongoing effort, during 2012 the City provided block grant funding to MoKan, Vashon Jeff Vander Lou for its Minority Contractors Institute and MoKAN for technical assistance and training to small MBE/WBE firms. The St. Louis Development Corporation also fosters minority construction and other businesses as part of that agency's CDA-funded work program, and M/WBE participation goals are emphasized in the City's Tax Increment Financing developments.

A full listing of certified MBE/WBE contractors may be found on the City's website at www.mwdbe.org or by calling M/W/DBEW Certification Outreach at (314) 551-5000.

SECTION 108 – CDBG FUNDS

OVERVIEW

This section summarizes Section 108 funded programs with a brief narrative describing the projects and progress made on the projects during the 2012 program year.

In 1998 the City of St. Louis applied for a \$50 million Section 108 loan. The \$50 million borrowed included \$20 million for the St. Louis Convention Headquarters Hotel project, \$20 million for the Darst-Webbe HOPE VI Revitalization project and \$10 million for a variety of neighborhood development projects. The application was amended in 1999 to increase funding for the hotel project to \$50 million. Upon completing a review of the amended application, the Department of Housing and Urban Development approved a total Section 108 loan of \$80 million.

The following activities were reported as complete in the previous Consolidated Performance and Evaluation Reports and consequently are not included in the accomplishments section of this year's report:

- St. Louis Convention Headquarters Hotel
- Darst-Webbe Revitalization Phase I
- Darst-Webbe Senior Development Improvements
- Darst-Webbe Environmental Abatement/Acquisition
- Near South Side Public Improvements Phase IV
- Assisted Elderly Development
- G. L. Vaughn Residences
- Delmar Link Public Improvements
- Near South Side Public Improvements Phase IV
- Neighborhood Commercial District Improvements

SECTION 108 NEAR SOUTHSIDE DEVELOPMENT

One remaining work program utilizing Section 108 funds provided funding support for the Darst-Webbe Near Southside Development. It is a contract with the Land Clearance for Redevelopment Authority. General categories of activities, funding amounts and total funds spent as of December 31, 2012 on all four related programs are listed in the following chart. At the end of the 2012 program year, nearly 99% of the budgeted funds for the HOPE VI project had been spent.

SECTION 108 DARST-WEBBE HOPE VI REVITALIZATION PROJECTS			
Program Name	Program Number	Revised Budget Amount	Expended Amount
Darst-Webbe Revitalization Phase I	98-20-70a	\$3,371,419	\$3,371,419
Darst-Webbe Environnemental Abatement/Acquisition	98-20-70b	\$5,021,498	\$5,021,498
Darst-Webbe Revitalization Phase II	98-20-70c	\$8,558,282	\$8,331,953
Near Southside Public Improvements Phase IV	98-20-70d	\$3,048,801	\$3,048,801
TOTAL		\$20,000,000	\$19,773,671

Accomplishments:

IDIS CPS PROJECT #: N/A
PROGRAM: Darst-Webbe Revitalization – Phase II
AGENCY: Land Clearance for Redevelopment Authority
ADDRESS/LOCATION: 1520 Market Street Suite 2000 (63103)

Following improvements undertaken in the Phase I Near South Side redevelopment area, additional work was needed. Work includes re-establishing the historic street grid pattern and construction of streets, alleys, lighting, utilities, sidewalks and green spaces in and around the area bounded by Chouteau, Tucker, Lafayette and 14th. The Near South Side Public Improvements Phase IV work program supports construction of an additional 144 units. The new unit construction includes 84 market rate units, 44 public housing units and 20 low income housing tax credit units. During 2005 the initial public improvement contract providing for interior street improvements in the northwest corner of the development was completed. A second public improvement activity involving street improvements on 14th, Lafayette and Park was completed in late 2005 and closed out in early 2006. A third street improvement contract for work west of Truman Parkway was undertaken in 2005 and was completed in 2006. In the spring of 2007, construction work was substantially completed at the Clinton-Peabody site (Ange, Hickory, Rutger and LaSalle Streets) located east of Truman Parkway and at the Tucker Boulevard site. In late summer, the design and plans and specifications were completed for the area north of old City Hospital (now the Georgian). A construction contract was awarded for this latter work in December 2007. During 2008 the construction work awarded in December 2007 was completed, except for landscaping. The landscaping component of the contract awarded in December 2007 was completed in 2009.

Project Primary Purpose: N/A
 Priority Need Category: Infrastructure
 National Objective Code: LMA/SBA
 Specific Objective: Increase quantity of public improvements
 Improve the quality of public improvements
 Matrix Code/Activity/Citation: 03 Public Facilities and Improvements 570.201(c)

FUNDS:

Budgeted in 2012: \$228,657 (balance remaining)
 Expended in 2012: \$2,328

ACCOMPLISHMENTS:	<u>Type</u>	<u>Category</u>	<u>Proposed</u>	<u>Actual</u>
	11	Public Facilities	6	4

Proposed: To provide for public improvements in support of the Near South Side Redevelopment project.

Actual: Activities in 2012 continued including minor landscaping.

SECTION 108 - NEIGHBORHOOD DEVELOPMENT

Little activity took place in 2001 for Neighborhood Development projects funded through the Section 108 Loan program. Substantial work began in 2002 and continued through 2012. General categories of activities, funding amounts and total funds spent as of December 31, 2012, are indicated in the following chart. By the end of 2012 nearly 97% of the budgeted funds for neighborhood development activities had been spent.

SECTION 108 NEIGHBORHOOD DEVELOPMENT PROJECTS			
Program Name	Program Number	Budgeted Amount	Expended Amount
Delmar Link Public Improvements	98-20-72	\$ 400,000	\$ 400,000
Assisted Elderly Development	98-20-78	\$ 733,469	\$ 733,469
G.L. Vaughn Residences	98-28-84	\$ 546,432	\$ 546,432
Scattered Site Residential Acquisition/Rehab	98-35-10	\$ 2,018,768	\$2,018,768
Residential Acquisition Program	98-35-55	\$ 4,581,232	\$4,505,591
Neighborhood Based Commercial	98-50-12	\$ 1,450,000	\$1,450,000
Development Projects Pool/Issuance Costs	---	\$ 270,099	\$ 28,671
Total		\$ 10,000,000	\$9,682,931

IDIS CPS PROJECT #: N/A
PROGRAM: Scattered Sites Acquisition/Rehabilitation Program
AGENCY: Community Development Administration
ADDRESS/LOCATION: 1015 Locust Street (63101)

This program agreement was executed in May of 2002 and was intended to provide funds for acquisition and development cost write-down for affordable housing rehabilitation in targeted neighborhoods throughout the City. The status of activities funded through this program at the end of 2003 was as follows: 3509 Illinois, 3507 Illinois, 3128 Ohio and 2701-03 Wyoming developments were completed. Ten more developments involving the construction or rehabilitation of 14 units began. Of these, the single-family development at 4057 Shenandoah was completed during the 2003 program year. In 2004 single-family for sale units at 3505 Illinois, 3520 Illinois, 3519 Illinois, 3227 California, 4056 Shenandoah and 7123 Michigan were completed. Four more developments involving the construction of six units began. Of these, the single-family development at 3570 Illinois was completed during the 2004 program year. In 2005 single-family for sale units at 2628-30 Armand, 3503-11 Juniata, 4052 Castleman, 3510 Illinois, 3446 Nebraska and 2901 Michigan were completed. In 2006 single-family for-sale units at 3449 and 3551 Indiana, 2647 Shenandoah, 3163 Iowa, 2624 Nebraska, 3219 Iowa, 2868 and 2870 Texas, 2901-03 Sidney, 4006-08 Russell, 4310 Oregon and 2633-35 South Kingshighway were completed. In 2007 single-family for-sale units were completed at 2647 Wyoming, 2652 Shenandoah, 2743 Ann, 2837 Texas, 2817 Wyoming, 2861 Texas, 3338 Texas, 3340 Texas, 3004 Virginia, 6321 Arthur, 2521-23 Minnesota, 3319 Salena, 2914 Virginia, 2926 Missouri, 5703 Enright and 4056 Minnesota. In 2008 single-family for-sale units were completed at 3653

Compton, 2638 Armand, 2238 Shenandoah, 2730-32 Miami, 3307 South 18th Street, 2625 McNair, 3322-24 St. Vincent, and 3714 Ohio. In 2009 single family for-sale units were completed at 4455-57 Nebraska, 3166 Pennsylvania, 3416 Wisconsin and 2215-25 South Jefferson. A project at 2802 Texas was shifted to the HOME program. In 2010 two rental units were completed at 4011-4015 Shaw, and two for-sale units, one at 3241 Missouri and another at 7078 Bancroft, were completed. In 2012, one for-sale single family unit at 1117 Dolman was completed and 27 for-sale condos were rehabbed at 2355 Thurman/ 4101 Magnolia. As part of the Eliot School scattered site affordable rental project of 39 units, three units assisted with Section 108 funds were completed.

Project Primary Purpose: N/A
 Priority Need Category: Owner Occupied/Rental Housing
 National Objective Code: LMA/SBA
 Specific Objective: Increase the supply of affordable rental housing
 Increase the availability of affordable owner housing
 Matrix Code/Activity/Citation: 14G – Acquisition for Rehabilitation 570.202
 12 – Housing Construction 570.201(m)

FUNDS

Budgeted in 2012: \$71,232 (remaining balance)
 Expended in 2012: \$0

ACCOMPLISHMENTS:	<u>Type</u>	<u>Category</u>	<u>Proposed</u>	<u>Actual</u>
	10	Housing Units	N/A	397

Proposed: To provide funds for acquisition and development cost write-down for affordable housing rehabilitation in targeted neighborhoods throughout the City.

Actual: In 2012, four for-sale units were completed, located at 3665 Shenandoah, 4012 Shenandoah, 3661 Shenandoah and 5718 Saloma. Four rental units at 4557 Flad were completed.

IDIS CPS PROJECT #: N/A
PROGRAM: Residential Acquisition Program
AGENCY: Land Reutilization Authority
ADDRESS/LOCATION: 1015 Locust Street (63101)

This program began in 2002 and was intended to provide funding to the Land Reutilization Authority to acquire residential properties in order to provide housing in targeted neighborhoods of the City. By the end of 2009 198 properties had been acquired for housing development purposes. During 2010 no additional properties were acquired.

Project Primary Purpose: NA
 Priority Need Category: Owner-Occupied/Rental Housing
 National Objective Code: LMA

Specific Objective: Increase the supply of affordable rental housing
Increase the availability of affordable owner housing
Matrix Code/Activity/Citation: 14G - Acquisition for Rehabilitation 570.202

FUNDS

Budgeted in 2012: \$5,159 (remaining balance)
Expended in 2012: \$0

ACCOMPLISHMENTS	<u>Type</u>	<u>Category</u>	<u>Proposed</u>	<u>Actual</u>
	10	Housing Units	N/A	198

Actual: During 2012 no additional properties were acquired, but a development of 20 homes newly-constructed on properties previously acquired was completed.

CITY OF ST. LOUIS SECTION 108 ACCOMPLISHMENTS REPORT

PROJECT DESCRIPTION		CDBG \$				ELIGIBLE ACTIVITY	NATIONAL OBJECTIVE	
Project Number	Project Name	108 Loan Amount	EDI AMT	BEDI AMT	Other CDBG \$s	Total CDBG \$ Assistance	HUD Matrix Code for Eligible Activity	HUD N.O. Matrix Code Indicate if N.O. Has Been Met Y=Yes N=No
B-98-MC-29-0006	St. Louis Convention Headquarters Hotel	\$49,700,000	\$2,000,000			\$51,700,000	18A	LMJ Y
B-98-MC-29-0006-B	Delmar Link Public Improvements	400,000				400,000	03	LMA Y
B-98-MC-29-0006-B	Assisted Elderly Development	733,469				733,469	03	LMA Y
B-98-MC-29-0006-B	G.L. Vaughn Residences Improvements	546,432				546,432	03	LMA Y
B-98-MC-29-0006-B	Scattered Site Residential Acquisition/Rehab	2,018,768				2,018,768	14A 14B	LMH SBA Y
B-98-MC-29-0006-B	Residential Acquisition Program	4,581,232				4,505,591	01 14G	LMA SBA Y
B-98-MC-29-0006-B	Neighborhood Based Commercial	1,450,000				1,450,000	17D	LMA SBA Y
B-98-MC-29-0006-A	Darst-Webbe Revitalization Phase I	3,371,419				3,371,419	03	LMA Y
B-98-MC-29-0006-A	Darst-Webbe Environmental Abatement	5,021,498		1,947,355		6,968,853	04A	SBA Y
B-98-MC-29-0006-A	Darst-Webbe Revitalization Phase II	8,558,282				8,329,625	03	LMA Y
B-98-MC-29-0006-A	Near Southside Public Improvements Phase IV	3,048,801				3,048,801	03	LMA Y
NOTE:	Issuance costs repayment	570,099				28,671		
		\$80,000,000	\$2,000,000	\$1,947,355	\$ -	\$83,101,629		

Figures represent cumulative expenses/accomplishments.

Of the \$50,000,000 awarded for the Hotel development, \$49,700,000 was made available to the developer, \$219,280 was expended for issuance/advance costs, \$43,098 was paid in interest on the interim loan, and \$37,622 for loan repayment costs. All financing sources, including the \$49,700,000 in Section 108 Loan funds, were placed in an investment account in December 2000. The funds were then disbursed in accordance with a staged disbursing schedule agreed to as part of the project financing agreements.

CITY OF ST. LOUIS SECTION 108 ACCOMPLISHMENTS REPORT - PAGE 2

Project Number	Project Name	JOBS				Presumed Low/ Mod Benefit (P) or Rev. Strategy Area (RSA)	HOUSING			LMA	LMC	SBA	SBS
		FTE Jobs Proposed in 108 Appl.	Total Actual FTE Jobs Created	Number Held by/ Made Available to Low/ Mod	Percent Held by/ Made Available to Low/ Mod		Total Housing Units Assisted	Number of Units Occupied by Low/ Mod Households	Percent of Units Occupied by Low/ Mod Households				
B-98-MC-29-0006	St. Louis Convention Headquarters Hotel	759	1,065	1,035	97%								Slum/ Blight Spot Y=Yes
B-98-MC-29-0006-B	Delmar Link Public Improvements								74%				Slum/ Blight Area Y=Yes
B-98-MC-29-0006-B	Assisted Elderly Development								71%				
B-98-MC-29-0006-B	G.L. Vaughn Residences Improvements								78%				
B-98-MC-29-0006-B	Scattered Site Residential Acquisition/Rehab						358	251	70%				
B-98-MC-29-0006-B	Residential Acquisition Program						198		65%				
B-98-MC-29-0006-B	Neighborhood Based Commercial								60%				
B-98-MC-29-0006-A	Darst-Webbe Revitalization Phase I								94%				
B-98-MC-29-0006-A	Darst-Webbe Environmental Abatement											Y	
B-98-MC-29-0006-A	Darst-Webbe Revitalization Phase II								94%				
B-98-MC-29-0006-A	Near Southside Public Improvements Phase IV								94%				
NOTE:	Issuance costs set aside												
		759	1,065	1,035	97%		358	251	70%	N/A			